

**Minutes of the Boulevard Planning Group  
Meeting Held January 3, 2008**

**RECEIVED**

FEB 07 2008

The meeting was called to order at 7:08 p.m. Members present: Marilyn Polen, Pat Stuart, Jeff McKernan, Donna Tisdale, Bill Parsons, Darlene Koczka, and Chris Noland. *The minutes of the December 7, 2007 meeting were approved. M/S: Stuart Parsons 6-0-1. Koczka abstained due to absence. Correspondence was reviewed.*

**A. ANNUAL ELECTION OF OFFICERS.** *Elected Chair is Donna Tisdale 6-0-0, Vice Chair is Chris Noland 6-0-0, and Secretary is Darlene Koczka 6-0-0.*

**B: LANSING COMPANIES:** Greg Lansing, of Lansing Companies, had requested time to introduce himself to the community and to discuss his potential development plans for approximately 7,500 acres he has acquired. This request came after invitations by the Board since 2006 had repeatedly been denied. Attending this meeting was Greg Lansing, Fredo Cisneros, and Randy Coopersmith, with Latitude 33 Planning and Engineering, who is also involved with the Ketchum Ranch project in Jacumba. This was an information only discussion with no action to be taken by the Board at this time. Reference website is [lansingcompanies.com](http://lansingcompanies.com). Board member Pat Stuart announced that, as a potential neighbor, she had attended one of Lansing's many private meetings. The Chair announced that County Council clarified that conflict of interest restrictions state that a Board member cannot vote on any actions if he/she lives within 500 ft. of a proposed land use project. A very large number of community residents were in attendance. A handful of community supporters of the development, that Greg Lansing had met with privately in the recent past and had dinner with just prior to this meeting, were also in attendance. Everyone that wanted to speak was called upon and given three minutes to express their concerns.

Comments were made by Lansing, his associates, and three of community residents that he had previously met with including Frankie Smith (Dimitri ? gave his speaking time to Frankie), and John Gibson of Hamann Co./Rough Acres:

- Lansing's 1<sup>st</sup> priority was not meeting with the planning group, but with selected residents at private meetings. He has met with approximately 250 so far.
- A map was shown highlighting Lansing's properties, North and South of I-8 and adjacent properties supporting his plans.
- Greg Lansing has distributed a petition to amend the General Plan Update in order to allow his proposals.
- Lansing wants to take control of our community. Sees only degradation if his plan is not supported, naming the Campo Landfill, Sunrise Powerlink, prisons, mining.
- Lansing wants to rename our town. Jewel Ranch was the name shown on his map.
- Create an infrastructure including sewage and water treatment plant, community facilities (Vons, a mall), build up our downtown, designate specific trail systems for horses, bikes, and walking, medical facilities (hospital), privately managed fire and law enforcement, and establish designated open spaces.

- Claims there is ample water here and that the “facts” about our fragile water supply is false propaganda.
- Lansing Companies has not commented or taken any action against the Sunrise Powerlink because it does not affect “his” properties.

Comments by the majority of residents in attendance included:

- We already have a community plan.
- The community voted in slow growth representatives to keep Boulevard rural.
- The 2020 General Plan has been in process, and supported, for over a decade.
- Lansing, a Del Mar resident, has done nothing to support the opposition of the Sunrise Powerlink and the destruction of our town (like a “true landowner” [his words] would).
- Greg Lansing’s prior projects were all major developments: The Riverwoods in Perris, and developing Hemet and Winchester.
- Lansing’s website states he “specializes in high density housing”.
- Will Lansing guarantee our water supply? Lately, some wells have dropped considerably in our area.
- With his plan, we would also then have water bills, and sewage bills in addition to our hook up costs.
- There would be a huge increase in traffic. What about road maintenance cost increases?
- All of our town’s existing small businesses would go under with a new town center on Lansing properties.
- There are only liabilities to anyone outside of his property lines.
- It is disturbing that Lansing chose to selectively meet with only residents that would most likely support his proposal and originally chose not to meet and inform the community it affects as a whole.
- Lansing also did not deny saying that if the community does not go along with his plan, that he would sell his land to the Indians and promote landfills and aggregate mining.
- Lansing knew of land use restrictions that existed when he bought his 7,500 acres.
- Lansing has not met with the County regarding his plans.
- Previous approvals for increased density at Big Country Ranch have all expired.
- Blue/Green Corporation, previous owner, withdrew their plans for 72 homes at Big Country at Lansing’s request.
- In General, Lansing had no answers to community questions, had no definitive plan to present to community, and one property owner said that Lansing was asking the community to sign a blank check endorsing “his” dreams.

## **6. OLD BUSINESS AND UPDATES:**

**A: LOCAL HEARINGS FOR THE SUNRISE POWERLINK ROUTES WHICH IMPACT BOULEVARD AND OTHER COMMUNITIES:** The Chair had just received documents regarding the environmentally superior alternatives which includes the I-8 north Campo route and several proposals which include 300-1,000 MW of wind turbines in Boulevard. Several local venues have been organized to notify the public on

the Sunrise Powerlink impact and to take comments. A DVD of the Sunrise entire document and executive summary can be found at [sunrise@aspeneg.com](mailto:sunrise@aspeneg.com).

**B: SPECIAL COMMUNITY MEETING FOR THE SUNRISE POWERLINK:** *The Board voted to officially support the February 4, 2008, 6:30 p.m. community meeting with Sierra Club to oppose the Sunrise Powerlink. Congressman Filner confirmed his presence. M/S: Noland/Stuart. 7-0-0. The Board also voted to accept an invitation to co-sponsor this meeting. M/S: McKernan/Noland. 7-0-0.*

**C: GOLDEN ACORN CASINO/HOTEL PROPOSED EXPANSION:** The Campo Band has reported that they are working on the response to comments

**D: CAMPO LANDFILL:** Release of the Supplemental EIS for public comment has been delayed until at least March 2008.

**E: GENERAL PLAN UPDATE:** Department of Planning and Land Use will attend our March 2008 meeting to address Rural Village Boundaries.

**F: BLM'S PROPOSED RESOURCE MANAGEMENT PLAN FOR EASTERN SAN DIEGO COUNTY:** The Planning Group voted to send in the comment / protest letter drafted by the Chair for the January 7, 2008 deadline on the Draft EIS for the Resource Management Plan. Bill Parsons provided beautiful photographs of McCain Valley to accompany the comments as evidence of valued visual resources. *The Board voted to submit the Chair's draft comments and photos. M/S: Parsons/Koczka. 6-0-0.*

**G: WIND ENERGY PROPOSAL FOR MC CAIN VALLEY:** PPM Energy is currently working on their plans for an industrial wind farm in McCain Valley on BLM land. The BLM new land use plan needs to be approved prior to PPM Energy's submittal of their Plan of Development. PPM is trying to acquire permission for access via a northern route from I-8 at Crestwood. The I-8 underpass at McCain Valley is too low to accommodate construction equipment and turbine parts.

**H: WEST-WIDE ENERGY CORRIDOR PROGRAMATIC EIS:** There is a January 10, 2008 meeting in Ontario with an EIS comment deadline of February 14, 2008. The Chair had preliminary draft comments to submit and Chris Noland recommended additional more detailed comments. *The Board voted to submit the Chairs draft comments as preliminary. More detailed comments from Chris Noland will be reviewed for submission at the next meeting. M/S: Noland/Polen 7-0-0.*

There was no public comment. Meeting adjourned at 8:50 p.m.

Darlene K. Koczka, Secretary  
2-5-08